



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

October 16, 2019

Brian J. Winterhalter
Cooley LLP
11951 Freedom Drive, Suite 1400
Reston, Virginia 20190

**RE: Rezoning and Proffered Condition Amendment Applications RZ 2017-HM-018 and
PCA 79-C-023 - 1900-02 Campus Commons, LLC
Hunter Mill District**

Dear Mr. Winterhalter:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 15, 2019. The Board approved Rezoning Application RZ 2017-HM-018 and the associated Conceptual Development Plan, subject to the executed Proffers dated October 9, 2019.

The Board also approved Proffered Condition Amendment Application PCA 79-C-023, subject to the approval of RZ 2017-HM-018 and the associated Conceptual Development Plan.

The Board also:

- Modified Par. 1A of Sect. 2-414 of the Zoning Ordinance for the 200-foot minimum distance from the Dulles International Airport Access Highway and the combined Dulles International Airport Access Highway and Dulles Toll Road right-of-way to permit a residential building to be located between 50 and 200 feet of the right-of-way
- Waived Par. 2 of Sect. 2-506 of the Zoning Ordinance to permit a parapet wall, cornice, or similar projection to exceed three feet in height and to extend more than three feet above the roof level of any building
- Modified Par. 4 of Sect. 11-202 of the Zoning Ordinance to permit loading spaces or berths within 40 feet of the nearest point of intersection of the edges of the travelway or the curbs of any two streets to that shown on the CDP/FDP
- Modified Sect. 11-203 of the Zoning Ordinance for a reduction in the number of required loading spaces to that shown on the CDP/FDP

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- Waived Par. 2 of Sect. 11-302 of the Zoning Ordinance to permit a private street to exceed 600 feet in length
- Modified Sects. 13-303 and 13-304 of the Zoning Ordinance for the transitional screening and barrier requirements to that shown on the CDP/FDP

Please note that on October 10, 2019, the Planning Commission approved Final Development Plan Application FDP 2017-HM-018 subject to the Development Conditions dated October 9, 2019.

Supporting documentation for this case can be found on the following link:

<https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/boardfinalactions/cy-2019/bosfinalactions.pdf>

Sincerely,



Jill G. Cooper
Clerk for the Board of Supervisors

Cc: Supervisor Catherine M. Hudgins, Hunter Mill District
Thomas Reed, Director, Real Estate Division, Dept. of Tax Administration
Tracy D. Strunk, Director, Zoning Evaluation Division, Dept. of Planning and Development
Mavis Stanfield, Deputy Zoning Administrator, Dept. of Planning and Development
Michael Liddle, Director, GIS Services, Department of Information Technology
Jeff Hermann, Section Chief, Transportation Planning Division
Andrea Dorlester, Park Planning Branch Manager, FCPA
Abdi Hamud, Program Administrator, DHCD/Design Development Division
Jessica Gillis, Coordinator, Facilities Planning, Fairfax County Public Schools
Michael Guarino, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on October 15, 2019 the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA 79-C-023
(Concurrent with Rezoning Application RZ 2017-HM-018)**

WHEREAS, 1900-02 Campus Commons, LLC filed in the proper form an application to amend the proffers for RZ 2017-HM-018 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann., §15.2-2303(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

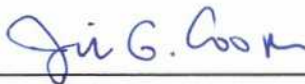
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Hunter Mill District, and more particularly described as follows (see attached legal description):

Be and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., §15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcels.

GIVEN under my hand this 15th day of October 2019.



Jill G. Cooper

Clerk for the Board of Supervisors

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on October 15, 2019 the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
REZONING APPLICATION RZ 2017-HM-018
(Concurrent with Proffered Condition Amendment Application PCA 79-C-023)**

WHEREAS, 1900-02 Campus Commons, LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-3 District to the PRM District

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

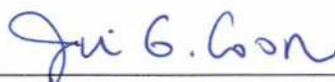
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Hunter Mill District, and more particularly described as follows (see attached legal description):

Be and hereby is, zoned to the PRM District and said property is subject to the use regulations of said PRM District and further restricted by the conditions proffered and accepted pursuant to Virginia Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 15th day of October 2019.



Jill G. Cooper
Clerk for the Board of Supervisors